

LOS PASEOS HOMEOWNERS ASSOCIATION
April 13, 2021

Call to Order -- Robert called the meeting to order at 6:47 pm. In attendance were Robert Lombardi, President; Richard Doucette, Vice President; Gizelle Lamb, Treasurer; Gregory Cook, Secretary; Adrienne Burke, Office Manager; Tina Tabuchi, Homeowner; and Brandon Tomy, Bay Alarm.

- 1) Approval of Minutes: Gizelle motioned to approve March 2021 minutes, Robert seconded. Motion passed.

- 2) Open Forum

Members in good standing are free to speak about issues. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. Each speaker will have three minutes to talk. If they are in the middle of a sentence when time is called, they may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

No members chose to speak.

- 3) Associate Member Representative Report
 - a. No report.

- 4) Financial Report

- a. Current Account Balances:
 - i. Focus Checking – \$229,585.77
 - ii. Focus Reserve Account – \$346,561.94
 - iii. Board reviewed the April financial report.

- 5) Committee Reports

- a. Architectural Committee:
 - i. Approvals: 7028 Via Bella (solar), 7136 Via Romera (solar), 7067 Via Barranca (window replacement)
 - ii. Houses for sale: None
 - iii. Houses Sold: 7036 Via Serena, 7177 Via Colina, 7214 Via Romera
 - iv. Violation letters: One letter sent.

- 6) Office Report

- a. Clubhouse Manager Report
 - i. Interest in renting the Clubhouse is rising, one booked for June (refundable deposit).

- ii. In order to increase revenue, we are looking at renting out other areas of the Clubhouse grounds
 - iii. Recertification classes for Lifeguarding are on-going in April.
 - iv. In order to increase revenue and in light of cost of other similar space, the Board is considering increasing Clubhouse rental prices for **non**-Homeowners starting in June.
 - v. Swim team **will** be holding events, but for a limited season (6 weeks). A discount to the Swim team will be made in proportion to the number of meets held this year.
 - b. Collections Report:
 - i. Number of Owners Paid to date: 274 of 279
 - ii. Number of Owners being sent to Collections: 5
 - iii. Number of Associates Paid to date: 74 of 75 (one open slot available.)
 - c. Status of Collection Accounts
 - i. Case 201603 – Homeowner owes ASAP, which has now had all cases transferred to United Trustee Services (UTS).
 - ii. Case 201801 – Update from UTS: No forced foreclosures is still in place; Adrienne will contact the Homeowner in May.
 - iii. Case 201802 –Owes \$2040 to HOA and additional fees. Adrienne will contact the Homeowner in May.
- 7) Old Business
- a. Security Cameras: presentation by Brandon at Bay Alarm. The Board needed further clarification on some points of the proposal. Board viewed areas of the fence which have been cut by intruders.
 - b. Bathroom and drainage: the Board reviewed the progress on updating the bathrooms and the status of the pool drainage.
- 8) New Business
- a. No new business was discussed.
- 9) The meeting was adjourned at: 9:14 pm.
- 10) Executive Session

The times when Board meetings may held in Executive Session are specified in the CC&R and Bylaws. In order to protect the privacy of those concerned while maintaining a public record of the deliberations, case numbers known only to the Board and Office Manager have been assigned.